

1-5 Chester Street, Annandale - Demonstrating Design Excellence

Demonstrating Design Excellence for a site along the Parramatta Road Corridor applies to the subject site 1-5 Chester Street Annandale as the proposal exceeds four storeys in height.

The following forms part of the standards set out in Criteria 1 and 4 of the Out-of-Sequence-Checklist which was requested by the Inner West Council's Assessment Letter dated 26 October 2017.

Out of Sequence Checklist	
Criteria:	Comment:
I. Strategic objectives, land use and development	
The planning proposal can demonstrate significant delivery or contribution towards the Strategy's Corridor wide and Precinct specific vision.	<p>Development enabled by the Planning Proposal contributes to the Strategy's:</p> <ul style="list-style-type: none"> • Corridor wide vision: <ul style="list-style-type: none"> ○ Improves (1) <u>housing choice and affordability</u> by creating an additional 41 apartments including 7.5% new GFA as affordable rental housing, two SOHO apartments and a range of apartment types including 1-bedroom apartments likely to prove attractive to hospital staff of the Royal Princes Alfred Hospital, staff and students of the University of Sydney and critical workers of the Sydney CBD. ○ Contributes to a (2) <u>Diverse and resilient economy</u> through: <ul style="list-style-type: none"> ○ Provision of two SOHO apartments, creating 8 jobs in professional services (as encouraged by the PRCUTS Economic Analysis Report) in place of the existing 4 jobs enabled by the current light industrial use; and ○ Contribution to the local captive population necessary to facilitate the Camperdown Precinct's Business and Enterprise Core transition for light industrial uses to business development uses (as encouraged by the PRCUTS Planning and Design Guidelines) and ensure its viability into the future. ○ Contributes to a more (3) <u>Accessible and connected</u> corridor through development of a presently privately owned, inaccessible site to incorporate new open space as part of a movement corridor between Parramatta Road and Rozelle Bay via the Johnstons Creek corridor. ○ Contributes to (4) <u>Vibrant community places</u> through provision of: <ul style="list-style-type: none"> ○ Through-site link, improving connectivity between Parramatta Road and Rozelle Bay via the Johnstons Creek corridor; ○ Rooftop communal open space including landscaped treatment, amenities, facilities and district views for

- o the enjoyment of future residents and their visitors; and
 - o Local captive population necessary to sustain a vital and vibrant community place within the Camperdown Precinct's Business and Enterprise Core, as desired under the PRCUTS Planning and Design Guidelines.
- o Contributes to (5) Green spaces and links through the provision of through-site link and rooftop communal open space, as detailed above.
- o Ensures (6) Sustainability and resilience through:
 - o Provision of parking at a rate no greater than that which is permitted under the PRCUTS Planning and Design Guidelines (Table 3.2, p. 45);
 - o Location within walking distance of existing and future high capacity public transport services operating in Parramatta Road, as well as employment and education facilities in the Royal Prince Alfred Hospital and University of Sydney;
 - o Provision of two SOHO apartments, enabling a live-where-you-work lifestyle; and
 - o Provision of through-site link, encouraging active modes of transport.
- o Contributes to (7) Delivery in accordance with the Integrated Infrastructure Delivery Plan (IIDP) forming part of addendum.
- Precinct specific vision (*"Camperdown Precinct will be home to high-quality housing and workplaces right on the edge of the CBD, well connected to the surrounding city, parklands, health and education facilities and focused on a busy and active local centre"* (PRCUTS Planning and Design Guidelines, p. 256)): Creates 41 high-quality residential apartments:
 - o Including two SOHO apartments at the edge of the Sydney CBD, enabling a live-where-you-work lifestyle; and
 - o Within walking distance to existing and future high capacity public transport services operating in Parramatta Road, as well as employment and education facilities in the Royal Prince Alfred Hospital and University of Sydney.

The planning proposal satisfies the Strategy's seven land use and transport planning principles and fulfills the relevant Strategic Actions for each Principle.

As above.

Detailed responses to each Strategic Action associated with each Principle are addressed in Table 9 of the Planning Proposal document.

The planning proposal can demonstrate significant net community, economic and environmental benefits for the Corridor and the Precinct or Frame Area within which the site is located.

The proposed development enabled by proposed amendments to planning controls:

- Provides net community and economic benefit through provision of 41 residential apartments:
 - To contribute to the dwelling targets established by PRCUTS Planning and Design Guidelines;
 - To contribute to the local captive population necessary to sustain employment growth in the Camperdown Precinct's Business and Enterprise Core, as defined by PRCUTS;
 - Of which A portion are 1-bedroom and are therefore likely to prove attractive to:
 - Doctors, nurses and administrative staff employed in the Royal Prince Alfred Hospital (1.1 kilometre south-east of the subject site);
 - Students or staff of the University of Sydney (1.2 kilometres east of the subject site); and
 - Critical workers of the Sydney CBD, regular and frequent access to which is given by existing and future high capacity services operating 450 metres to the south in Parramatta Road.
- Provides environmental benefits through incorporation open space along the site's northern edge as part of an open space and movement corridor along Johnstons Creek between Booth Street and Parramatta Road.

The planning proposal is consistent with the recommended land uses, heights, densities, open space, active transport and built form plans for the relevant Precinct or Frame Area.

The Planning Proposal enables:

- Amendment to land use zoning consistent with that which is desired under the PRCUTS Planning and Design Guidelines (UGNSW 2016c);
- Amendment to maximum permissible height of buildings consistent with that which is desired under the PRCUTS Planning and Design Guidelines (UGNSW 2016c);
- Amendment to maximum permissible floor ratio exceeding that which is desired under the PRCUTS Planning and Design Guidelines (UGNSW 2016c) due to built form envelope testing which identified mismatch between maximum permissible height and FSR where the maximum permissible height is consistent with the PRCUTS Planning and Design Guidelines (see Urban Design Report prepared by ae design partnership forming part of this application);
- Development incorporating open space along the site's northern edge as part of an open space and movement corridor along Johnstons Creek between Booth Street and Parramatta Road; and
- Development encouraging active transport through being located:
 - 100 metres from bus services operating in Booth Street;
 - Within 450 metres of current and future high capacity public transport services operating in Parramatta Road, linking to a full range of services within the Sydney CBD;
 - 1.1 kilometres north-east of the Royal Prince Alfred Hospital;
 - 1.2 kilometres from the Jubilee Park light rail station; and
 - 1.2 kilometres west of the University of Sydney.

<p>The planning proposal demonstrably achieves outcomes aligned to the desired future character and growth projections identified in the Strategy.</p>	<p>The proposal is consistent with the Desired Future Character, as demonstrated by:</p> <ul style="list-style-type: none"> • Assessment in Urban Design Report supporting the Planning Proposal and subsequent addendum; and • Independent review by DKO Architecture forming part of this package.
<p>The planning proposal demonstrates design excellence can be achieved, consistent with councils adopted design excellence strategy or the design excellence provisions provided in the Parramatta Road Corridor Planning and Design Guidelines (Planning and Design Guidelines).</p>	<p>The proposed development enabled by proposed amendments to planning controls achieves design excellence through design in response to detailed strategic and local context analysis conducted within the Urban Design Report forming part of this application.</p>
<p>4. Sustainability</p>	
<p>The planning proposal achieves or exceeds the sustainability targets identified in the Strategy.</p>	<p>Development enabled by the Planning Proposal contributes to sustainability targets identified in the Strategy through:</p> <ul style="list-style-type: none"> • Provision of parking at a rate no greater than that which is permitted under the PRCUTS Planning and Design Guidelines (Table 3.2, p. 45); • Location within walking distance of existing and future high capacity public transport services operating in Parramatta Road, as well as employment and education facilities in the Royal Prince Alfred Hospital and University of Sydney; • Provision of two SOHO apartments, enabling a live-where-you-work lifestyle; and • Provision of through-site link, encouraging active modes of transport.

24th November 2017

Attention:

Mr. Alex Sicari
Britely Property
L2, 210 Clarence St
Sydney, NSW, 2000

Dear Alex,

Re: 1-5 Chester St Annandale
Design Excellence Review

DKO Architecture is one of Australia's leading design practices specialising in Masterplanning, Urban Design, Architecture and Interior Design with a strong capacity in the design and delivery of high quality, award winning, multi-residential apartment projects. A large component of our work in Sydney addresses the requirements of the NSW State Environmental Planning Policy 65 (SEPP 65) and the NSW Department of Planning Apartment Design Guide (ADG).

Our reputation has been developed through rigorous testing of planning models and diverse typology responses which reflect the needs of contemporary living environments. Established in Melbourne in 2000 - with offices in Sydney, Melbourne and Auckland - the dKO team consists of 190 architects, urban designers and interior designers. Undertaking projects throughout Australia, New Zealand and South East Asia, DKO is highly regarded and considered industry leaders in contemporary apartment trends and for their commercial knowledge and track record in all forms of residential architecture. Whilst we consider SEPP 65 and ADG, DKO pursues higher quality, aspirational buildings that exceed these requirements.

DKO Architecture's Sydney office participated in over 10 Residential Design Excellence Competitions this year and was part of the jury for 3 major competitions this year. This year DKO received a commendation for Multiple housing in the AIA NSW awards.

We are thus able to comment on the potential for design excellence to be achieved on this site.

Having reviewed the Urban Design Report prepared by Urban Design and Town Planning practice, ae design partnership dated 20th September 2017 and the Parramatta Road Urban Transformation Strategy, November 2016 (PRUTS) Planning and Design Guidelines, our analysis is as follows-

- This particular site is unique in its triangular shape, with only one adjacent neighbour to the south. The low rise residential properties to the north-west, and commercial property to the north-east are well in excess of minimum building separation as defined in the ADG;
- The commercial property to the north-east in the PRUTS is proposed to be rezoned to recreation (public park) closest to the subject site, further improving future aspect to the north-east;
- The strata industrial property to the south is proposed in the PRUTS is to be Medium Density Residential and ae design analysis shows the opportunity for this future development to continue the built form proposed in the subject site's proposal;
- The proposed building layout demonstrates the opportunity to achieve a high level of solar access through the plan orientation and single sided corridor design;
- The single sided corridor design will also facilitate high levels of crossflow ventilation;
- The landscaped, open air central courtyard will act as a transitional space between the public and private domains, facilitating interaction within the building - creating a strong building community;




- The roof top communal space will provide valuable open space for the residents in this urban environment and;
- The reference to strong masonry warehouse character elements will provide a desired future character for the area.

The concept design included in this Planning Proposal sets a strong frame work for design excellence to be achieved at the future 'DA Phase'.

I thank you for the opportunity to review this exciting new project and if you require any additional information please do not hesitate to call.

Yours Faithfully,
dKO Architecture (NSW) Pty Ltd

A handwritten signature in black ink, appearing to read 'D. Randerson', written in a cursive style.

David Randerson
Director
Registered Architect 8542

The logo for dKO Architecture, consisting of the lowercase letters 'd', 'k', and 'o' in a bold, red, sans-serif font. The 'd' and 'o' are stylized with a vertical bar on the left and right respectively, and the 'k' is a simple, blocky letter.

DKO Architecture
Places designed for people

Multi Residential Housing

DKO

DKO Architecture

Melbourne
Sydney
Auckland
Christchurch
Ho Chi Minh City

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DKO Architecture
Multi Residential
Housing

Eve
Arkadia
Beecroft
Bourke & Phillip
Sugarcube & Honeycomb
Ashmore Precinct
Thornton Central Stage 2
Beyond
Thornton Central
Emerant Lane
City Garden
Marina Tower
303 La Trobe
Sky One
Awards & Commendations



22-Nov-2017

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Amongst Australasia's leading design practices, DKO Architecture has been responsible for some of the region's most innovative medium- and low-rise multi-residential buildings.



Having first opened its doors in 2000 DKO has grown from a small but dedicated team delivering medium density residential architecture, into a practice of over 140 design professionals working out of multiple offices in Australia, New Zealand and Asia. While the practice has expanded, so too has the breadth of projects undertaken, from landmark mixed-use developments to bespoke residences, luxury resorts, retail interiors, community churches and large-scale masterplanning.

What remains consistent however, is the pursuit of high quality architecture driven by the needs of the client, the site's opportunities and the dynamic process of translating design intent into built outcome. At the core of DKO's design philosophy, admirably conveyed in the projects that follow, lies a commitment to an architecture that serves people, respects place and stands the test of time.

The diverse, passionate and accomplished interior design team at DKO focus on sharp, intelligent and articulated design. With understanding of how a space works, moves and moulds with the user, DKO's intuitive approach encourages collaboration on each project, bringing individual strengths and varied experience to maintain a crisp, lively and reflective angle on their designs.

Client Fridcorp
Location Erskineville, Sydney
Completion 2015
Scale 8000m²
Dwellings 200
Photography Peter Clarke

Eve
Erskineville – Sydney



Located in the heart of Erskineville, one of Sydney's true urban villages, EVE is situated only 4.5kms from the Sydney CBD. Erskineville is an area rapidly growing in popularity with buyers who want affordability within close proximity to the city, together with the existing infrastructure of transport, schools, hospitals and lifestyle offerings.

Eve Apartments are modern, sculptural and organic in design – a new statement in urban luxury with sleek confidence and sweeping curves.

Across all of the one, two and three bedroom apartments, intelligent and efficient design has ensured each apartment is incredibly light and spacious.

Flexible layouts and open plan living create flowing spaces from the designer kitchen to the living area to the full height windows and stunning views.

EVE gives Fridcorp the opportunity to bring its reputation for designer apartments at affordable prices to Sydney residents.



Client Defence Housing Australia (DHA)
Location Alexandria, Sydney
Completion 2018
Dwellings 152 apartments

Arkadia Alexandria – NSW

DKO and Breathe Architecture have teamed up to create Arkadia, part of a design excellence competition consisting of a part three-storey, part six-storey residential apartment building, constructed predominantly in recycled brick.

DKO and Breathe's concept incorporates 152 apartments, parking for 124 cars, 10 motorcycles and 176 bicycles, and a communal music room, spread throughout a unique curving building that encircles a public communal open space. Over 50 per cent of the roof top level is dedicated to communal open space while Pocket Parks are also spread out on levels 2, 3 and 5 to service a smaller community within the development.

The massing, geometries and material palette of the building respond to both the history of the site's surrounding neighbourhood, as well as its well-documented aspirations for the future. The building combines a robust and industrial material palette of brick, concrete, metal panelling and glass – a nod to the neighbourhood's brick manufacturing past – with through-site links and community gardens to integrate the building with Alexandria's new residential communities.





The site is bordered by Huntley Street to the North and Sydney Park Road to the South and has a variety of views and neighbourhood interactions that influence the bulk and height of the building. To the north the building is set back and shaped around a communal park to articulate with the adjacent heritage terrace houses and the community. A through-site pedestrian link runs from Huntley Street to Sydney Park Road where the building's bulk and height is far more concentrated and its views out over Sydney Park. Vertical slots, perforated brick breezeways and a kink in the building to break up the visual bulk of the Sydney Park Road façade.





Client Landream
Location Beecroft, Sydney
Dwellings 130
Site area 6,000sq.m
Retail area 5,000sq.m

Beecroft
Sydney, NSW



Beecroft Place encapsulates local and village neighbourhood charm, yet remaining central to major infrastructure and still hanging on to the green aspects of the Beecroft from yesteryear. It is where you can have it all, yet get away from it all.

Beecroft place offers an effortlessly connected and convenient lifestyle with seamless citywide proximity, harbouring the key ingredients to a successful development: views, design excellence, quality and amenity.

The living spaces are fringed by the lush green edged terraces of the courtyard where architecture and nature entwine. The private and elegantly conceived homes are designed for timeless appeal and are liberally proportioned to reflect Beecroft's leisurely and sophisticated charms.

The enchantingly modern 1, 2 and 3 bedroom apartments are the perfect spaces for entertaining or unwinding in tranquillity. The warm atmosphere is captured throughout the interiors by bringing the external character into the homes through fluid indoor-outdoor layouts. The apartment facades are dissolved and articulated. The street level offers a small format retail scene where individual shop fronts are expressed to allow direct pedestrian access.



Client Britely
Location Waterloo - NSW
Completion 2017

Bourke & Phillip
Waterloo – NSW

With its inner city location, carefully curated north-facing, flow-through designer apartments, hierarchy of landscaped gardens, rooftop sky terrace and city views, Bourke & Phillip is a triumph in world-class design driven development.

“We wanted to create a seamless experience between the architecture and interiors. From the external walkways through to the joinery pieces it’s about connecting form, function and materiality”

Michael Drescher,
Associate Director, Interiors.





Client Golden Rain
Location Erskineville – NSW
Completion 2017
Dwellings 115
Images Doug & Wolf

This delightful collection of apartments and spacious terraces offer exceptional living, an ideal aspect and views within a truly inspiring setting. Situated in Erskineville's leafy village streets, Sugarcube Apartments and Honeycomb Terraces offer a perfect mix of neighbourhood charm and big city proximity, located only 3km from the Sydney CBD.

Instantly on arrival to Sugarcube Apartments, a stunning lobby creates a remarkable light-filled welcome. Its sculpted mix of folded glass and polished textures is a luxurious first step in your private world. With choice of studio, one and two bedroom apartments, dual aspect residences and premium two-level loft

apartments, these upscale residences reflect a genuine understanding of contemporary village living that sits seamlessly within the local streets.

Honeycomb Terraces perfectly balance serenity with village convenience. Their flowing design and beautifully crafted interiors come together to form an extraordinary village retreat. Designed from the outside in, these warm terrace homes create an environment sensitive to contemporary living. Every aspect is flawlessly in tune with Sydney's relaxed and informal way of life.

Sugarcube & Honeycomb Erskineville – NSW





Client Greenland
Location Erskineville – NSW
Completion 2017
Dwellings 258

Ashmore Precinct Erskineville – NSW

DKO's competition entry for the Ashmore Precinct highlights the challenges of designing an urban infill development in an existing and rapidly growing community. The design mediates between the scale of the large industrial block and the fine grained historic terraces. The architecture draws on the site's past as the Metters Ltd foundry, to create buildings that tap into the sense of place.

McPherson Park adjacent the Ashmore development was designed to provide a large green open space for the benefit of the surrounding communities. Providing amenity for the residents, the park also serves an ecological function as a detention basin. Sculpted forms provide seating, lounging and play opportunities, contributing to a safe and activated area for locals.

Forming the heart for the Ashmore precinct, DKO incorporated the Makers Hub. Designed to transform the once industrial space into a collaborative and productive public space, it gives residents and the community an opportunity to share, create and contribute sustainable living.





Client St Hilliers
Completion 2017
Location Thornton, Penrith
Dwellings 191
Site area 4,778sq.m
Collaboration SJB Interiors

Thornton Central Stage 2
Penrith – NSW



The new face of Penrith is here, where luscious green hills meet vibrant urban streets. Thornton encompasses the fresh new community atmosphere with a cosmopolitan lifestyle. These well-appointed, elegant living spaces are designed to draw in the best aspects of the area: combining a plethora of outdoor space with inner-city living. It is the type of urban living the area has been craving.

The brief was to simply create something urban, rather than suburban. The angular exterior offers a point of difference from its surroundings. Contemporary and innovative living spaces don't simply create a new home; it becomes a way of life. One, two and three

bedroom apartments offer a warm palette and luxurious finishes. The internal courtyard is more than just a landscaped entrance; it's a meeting point and a place for entertaining: the neighbourhood square.

A growing population coupled with thousands of new jobs, creates a city destined for a flourishing future. Thornton offers the people of Greater Western Sydney a true inner-city alternative.





Client Fridcorp
Location Hurstville, Sydney
Completion 2019
Dwellings 556
Collaboration Woods Bagot

Beyond
Hurstville – NSW

An extraordinary new precinct in Hurstville, sculpted towers will rise around a central plaza, where elegant one, two and three bedroom apartments sit above vibrant retail and dining.

DKO has introduced sweeping and sensuous curves to create bold architectural statement, using a restrained palette of materials to accentuate the beautiful design.

Wide frontages to each apartment will allow light to fill the interior spaces with functional custom designed joinery throughout offering a high level of amenity.





Client St. Hilliers
Location Penrith – NSW
Completion 2016
Dwellings 150

Thornton Central
Penrith Sydney – NSW



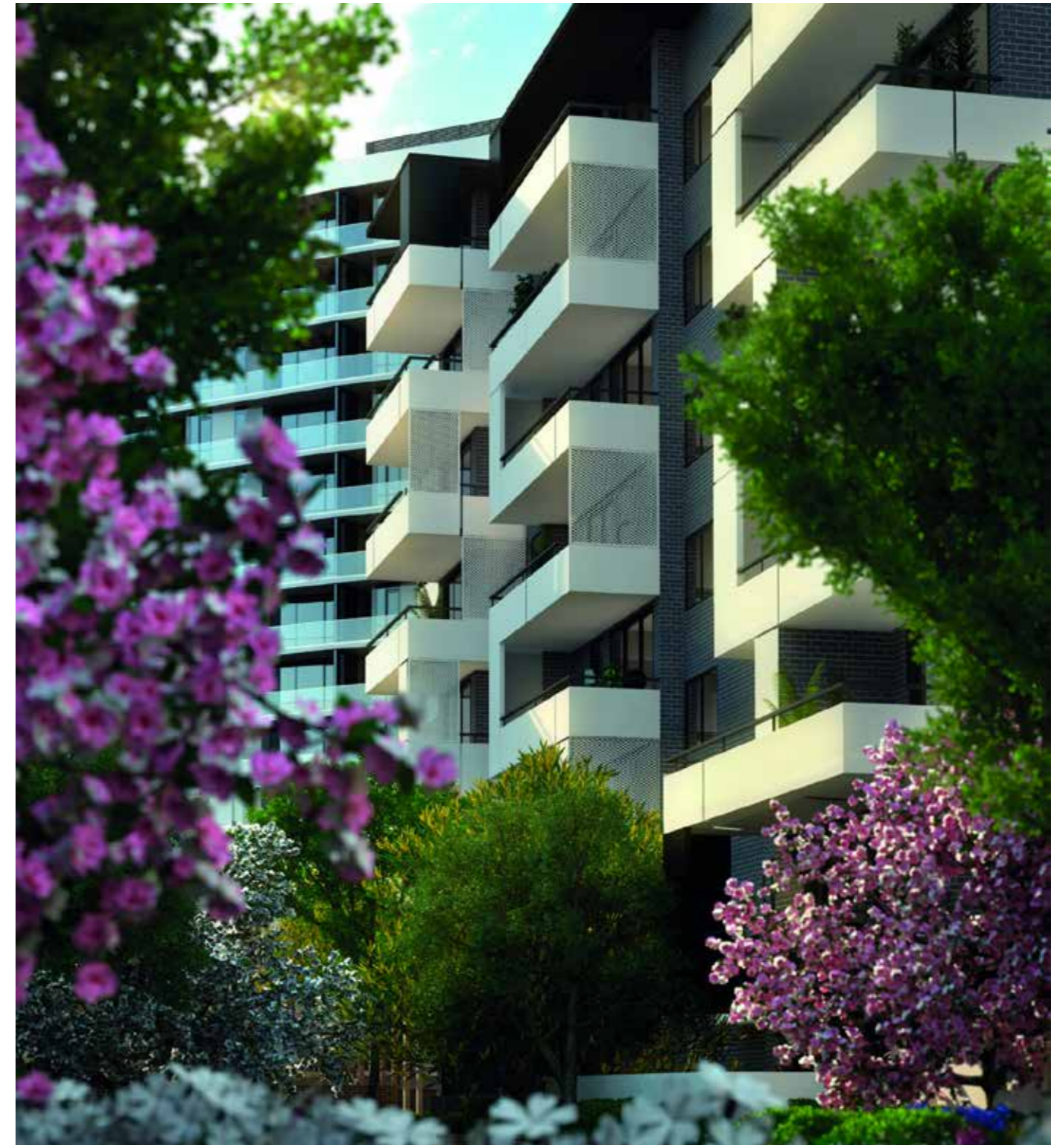


Thornton Central is the exciting new hub of Penrith, being located just moments from Westfield and surrounded by over 1,000 shops. Paired with an approved major train station upgrade, this is set to be the cornerstone of Penrith's CBD expansion. With delectable dining, community events and vibrant nightlife- it's a flourishing region in Sydney's west.

Thornton Central is being hailed as the catalyst to Penrith's much acclaimed economic and population growth. By incorporating retail, commercial, hospitality and residential development, this project leads an extraordinary transformation and unprecedented growth in the area.

Being 80% green space and situated moments from the Blue Mountains and Nepean River, Penrith offers endless opportunities to get lost in nature.

This series of cutting edge apartments feature a range of one, two and three bedrooms. An exclusive landscaped courtyard with an alfresco BBQ area is also present. Alongside hosting approximately 130 dwellings, Thornton Central also features an urban laneway and plaza. Understated contemporary design acts as the cornerstone of this appealing new development.



Client Sakkara
Location Lane Cove, Sydney
Completed 2013
Scale 4400m²
Dwellings 83
Photography Rory Gardiner, Brett Boardman

Emerant Lane
Lane Cove – NSW





Located in Sydney's Lane Cove, this apartment complex represents a quiet retreat from the noise and bustle of adjacent Burns Bay Road. Its name, a reference to the romantic emerald hills of Scottish poetry, suggests a place of seclusion and repose – an ambition that the building itself comfortably achieves.

Designed by DKO, this benchmark residential development delivers a range of well-appointed, spacious and light-filled apartments within a landscape that protects privacy while capturing breathtaking views to the water and city.

Being long and thin, the site presented a challenge, but the design has resolved this through the inclusion of a leafy laneway that connects east to west and provides a gardenesque environment for entry lobbies.

DKO's rigorous testing of planning models and skill with diverse typologies manifests here in two carefully considered seven-storey buildings. Each of these contains 85 one, two and three bedroom apartments, with north-facing layouts,

high ceilings and deep balconies, delivering efficient floor plan configurations, while producing interiors with generous volumes and a sense of light-filled openness.

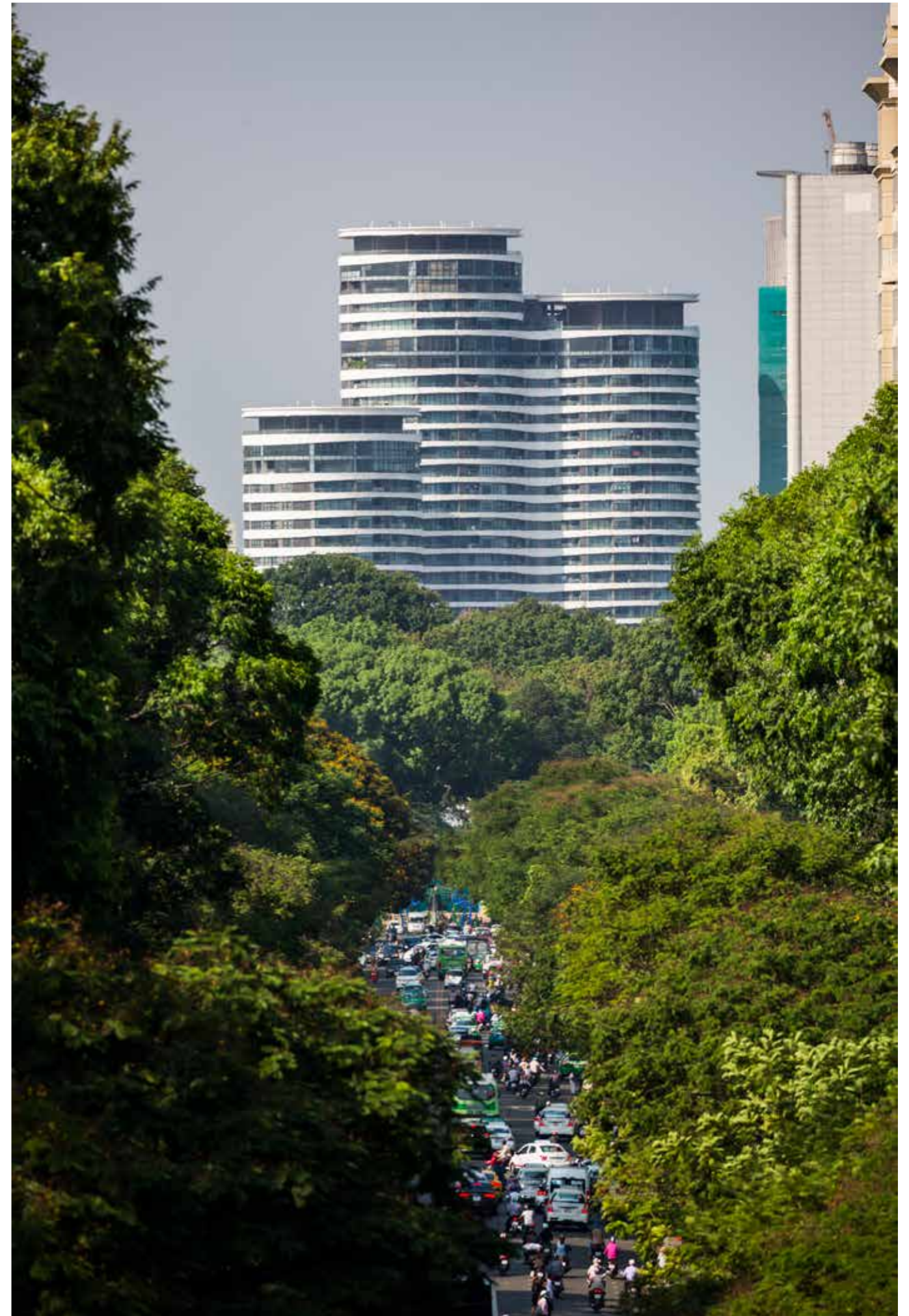
Emerant Lane adds to DKO's growing portfolio of award-winning projects, another innovative solution from the practice that responds to the richness, complexity and diversity of the Australian lifestyle.



Client Refico
Scale 2.3 ha
Dwellings 960
Status Stage 1 complete
Stage 2 under construction

City Garden
Ho Chi Minh City – VNM





City Garden's unique profile has become a landmark on the Ho Chi Minh City skyline. DKO was responsible for the overall master plan and design of Stage 1 (with PTW) and design and delivery of Stage 2.

Promenade at City Garden is the second phase of the development, bringing over 400 new apartments to owners who appreciate stunning architecture, faultless build-quality and five-star resort-style living. It is not just an iconic development, but a luxurious urban escape. The second phase will bring urban luxury lifestyle to families, and enhance the high density living experience and amenity with new facilities like a 50m lap pool with a swim-up bar and an expansive sun deck surrounded by lush tropical gardens.

New apartment layouts maximise natural light and ventilation with stunning views over the skyline as standard. Interiors feature the highest quality finishes, clever use of space and more spacious balconies with City Garden's signature floor-to-ceiling windows. Sky Residences will feature warm tactile timbers, opulent stone and sublime metal detailing. Nearly 100 metres off the ground they will enjoy breathtaking sunsets and the mesmerising city lights of Ho Chi Minh City.

Upon completion City Gardens will house 960 dwellings.



Client Hiap Hoe
Location Docklands, Melbourne
Completion 2017
Scale 3800m²
Dwellings 461 apartments, 273 hotel rooms
Images Flood Slicer

Marina Tower
Docklands – VIC



Marina Tower consists of 461 apartments over 44 storeys. Perfectly framed by expansive city, Port Phillip Bay and Victorian mountain views, the landmark tower heralds a new standard of Melbourne living.

Beautifully encased by a shimmering façade the conjoined twin towers split at level 21, soaring skyward at opposing five degree angles, creating a dynamic and truly international waterfront tower.

Light, airy and contemporary, the apartment interiors capture breathtaking, panoramic views towards the city, bay and mountain ranges, through floor-to-ceiling glazing that also encapsulates private balconies.

The ground floor Marina Club has been designed to cater for business and relaxation, commencing with an opulent lobby lounge, library, private business centre and meeting rooms on the ground floor. A mezzanine level includes cinema, lounge and billiard room along with an impressive kitchen and dining area, with further liveability on level seven.

The seventh floor embraces ever-evolving views of the marina, bay and mountain ranges, offering a pool, gymnasium, and access to the hotel bar within Four Points by Sheraton Docklands (also designed by DKO). Al fresco entertaining areas have been incorporated into the lush outdoor areas, against a landscaped garden backdrop.





Client Figtree Holdings
Location Melbourne
Completion 2019
Site 670m²
Dwellings 217 apartments
Images FKD Studio

303 La Trobe Melbourne – VIC

DKO Architecture presents a signature addition to the Melbourne skyline, with tower and pool spectacularly cantilevered over the adjacent laneway. Designed to maximise sunlight, 303 La Trobe's carefully-considered apartment layouts offer exceptional flexibility in living and entertaining.

Rising above a leafy streetscape to present a singular, glittering form, with crystal-like façades DKO's design was inspired by the skylines of the great cosmopolitan cities of the world – cities such as London, New York and Paris, where architecture is defined by a spirit of place and history.

DKO's interiors team has combined textured timbers with hints of glistening metal and natural stone to create luxuriously appointed private lounge facilities within 303 La Trobe. Soft tones and snug furnishings, the flexible spaces will offer resident's calm respite from a bustling city.

Immaculate quality is expressed in a myriad of thoughtful design details, simply beautiful open plan living spaces, and stylish, natural finishes within the luxurious one, two and three bedroom configurations.

The Paris scheme offers a polished palette of light oak timber flooring, thin sterling grey stone benchtops and crisp 2 pac paint finishes, contrasted against slick black metal detailing – elegantly refined. Soft greys and dramatic charcoals are the hero of the robust Berlin palette that is given light relief through the use of thin graphite stone, lush tufted carpet, and textured timbers.





Client Golden Age Group
Location Box Hill, Melbourne
Completion 2019
Dwellings 434
Collaboration The Buchan Group
Photography Dan Hocking
Floodslicer

Standing 35 stories high, Sky One is planned to be Melbourne's tallest suburban tower, offering the best of luxury apartment living, premium retail and dining in the pulsing heart of Box Hill.

Sky One is ideally positioned adjacent to the Train Station and Centro Shopping Centre - transforming the Box Hill centre of town with its stylish elegantly curved design and smartly arranged amenities. Located opposite the established restaurant strip in Carrington Rd and Station St it will be the new high-end centre of Box

Hill, adding it's own three storey premium shopping and dining precinct to an already buzzing street culture of Chinese food markets and traditional restaurants.

Sky One offers the choice of affordable one bedroom apartments to suit students, singles or couples wanting a convenient no fuss lifestyle, right through to spacious family sized two and three bedroom apartments, plus penthouse and sub-penthouse apartments for those seeking the ultimate combination of luxury, space and convenience.

Sky One Box Hill – VIC









All residents will be welcome to use the communal areas. They are the perfect spot to relax during the day or just enjoy some fresh air and dinner after work in the evening. The Sky One residents club provides refreshments and a comfortable social area. Housed within a palatial interior you can enjoy a number of intimate spaces consciously designed from a majestic palette starring plush velvets and brass feature lighting amid a grand stone open fire place.



Awards & Commendations

Year	Project	Award	Category	
2017	Waterloo Street	Australian Interior Design Awards	Residential Design	Shortlist
2017	Kaleidoscope	Australian Interior Design Awards	Installation Design	Shortlist
2017	Banbury Village	Property Council of Australia Innovation & Excellence Awards	Best Residential Development	Shortlist
2017	Albert Street	Victorian Architecture Awards	Residential Architecture – Multiple Housing	Commendation
2017	Waterloo Street	Inde. Awards	The Building	Shortlist
2017	Eve	NSW Architecture Awards	Residential Architecture – Multiple Housing	Commendation
2016	Banbury Village	Victorian Urban Development Institute of Australia Award for Excellence	Residential Development	Shortlist
2016	Bedford Street	Victorian Architecture Awards	Residential Architecture – Multiple Housing	Commendation
2016	Melbourne Welsh Church Offices	Australian Interior Design Awards	Workplace Design	Shortlist
2015	Sanctum Brighton	Bayside City Council Built Environment Awards	Best Medium Density Housing	Award
2014	Separation Street	BPN Sustainability Awards	Multi-density Residential	Shortlist
2014	Growth Centres Housing Diversity Package	Planning Institute of Australia Awards for Planning Excellence	Best Planning Ideas – Large Project	Award
2014	AE2 Ermington	BPN Sustainability Awards	Multi-density Residential	Shortlist
2013	Banbury Village	Victorian Urban Development Institute of Australia Award for Excellence	Medium Density Development	Award
2013	Banbury Village	Victorian Urban Development Institute of Australia Award for Excellence	Urban Renewal	Commendation
2012	Breezes Muirhead	Planning Institute of Australia Awards for Planning Excellence	Best Planning Ideas – Small Project	Award
2012	Cape Patterson Ecovillage	Premier's Sustainability Awards	Built Environment – Design	Award
2012	Separation Street	World Architecture Festival Awards	House	Shortlist
2011	Newleaf Bonnyrigg	NSW Urban Development Institute of Australia Award for Excellence	Urban Renewal	Award
2011	RAM Terraces	Master Builders & Boral Excellence in Building Awards	Medium Density	Award
2011	RAM Terraces	Master Builders & Boral Excellence in Building Awards	Townhouses & Villas	Award
2011	Newleaf Bonnyrigg	Urban Taskforce Australia Development Excellence Awards	Award for Masterplanned Communities	Award
2011	Northbourne Avenue Design Competition	Northbourne Avenue Design Competition		Shortlist
2010	Crace	Master Builders and Boral Excellence	Medium Density – Townhouses and Villas	Award
2010	One Minto	NSW Urban Development Institute of Australia Award for Excellence	High Density Development	Award
2009	Kew Cottages	Urban Development Institute of Australia Award for Excellence (National)	Best Overall Development	Award
2008	Thu Thiem New Urban Area	Thu Thiem New Urban Area		Shortlist
2008	The Landcom Guidelines	Urban Design Protocol	Australia Award for Urban Design	Commendation
2008	Living Places Design Competition	Living Places Design Competition		Shortlist
2007	Saville / Mantra Southbank	Queensland Architecture Awards	Residential Architecture – Multiple Housing	Award
2007	Saville / Mantra Southbank	Queensland Architecture Awards	Regional Award	Commendation
2007	Weaving Landscape	Boral Roofing 'A Different Pitch'	Design Award	Award
2006	UV Apartments	Laminex Group Sykes Design Awards	Multi Residential	Award
2005	The Outlook	Urban Development Institute of Australia Award for Excellence (National)	High Density Development	Award
2003	The Melburnian	Property Council of Australia Innovation & Excellence Awards	Overall	Award
2003	The Melburnian	Urban Development Institute of Australia Award for Excellence (National)	Medium Density Development	Award
2002	The Melburnian	Victorian Urban Development Institute of Australia Award for Excellence	High Density Development	Award
2002	The Melburnian	Victorian Architecture Awards	Residential New – Multi	Award

Places designed for people



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The logo consists of the letters 'DKO' in a bold, white, sans-serif font. The 'D' and 'K' are connected at the top, and the 'O' is a simple circle. The logo is positioned in the bottom left corner of the image, overlaid on a dark brick wall and a set of stairs.

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